PT OF LOTS 6 & 7 (S-2)
IN OR 2841/1413
ESMT OR 897/1932

LEE SAMUEL C/LEE JOAN PILAPIL
45010 DECATOR ROAD
CALLAHAN, FL 32011

2026

28-2N-25-3060-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

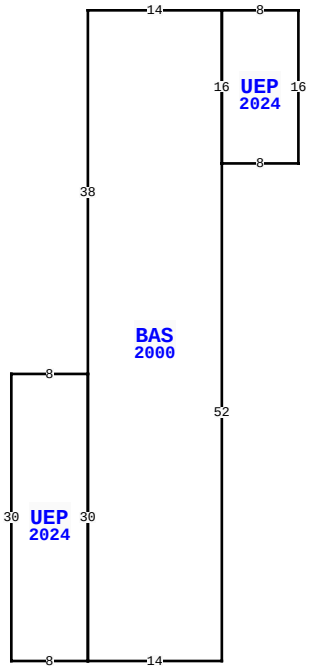
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100	2000	952	27,626
UEP	128	70	2024	90	2,612
UEP	240	70	2024	168	4,875
TOTALS	1,320			1,210	35,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,210	113.8000	96.73	117,043	1979	1979	0	0	0	70.00	30.00

2 M/H 93- 100% - 2001 Heated Area: 952 HX Base Yr 2001



45010 DECATOR RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,113
TOTAL MARKET OB/XF VALUE		4,355
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		164,468
SOH/AGL Deduction		108,899
ASSESSED VALUE		55,569
TOTAL EXEMPTION VALUE	HX HB	30,569
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		164,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,063

XFOB'S GR/UT + PL SHED ARE ATTACHED: 9/2023KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992853	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2841/1413	1/15/2026	QC	U	I	11	100
GRANTOR: LEE SAMUEL CHAN						
GRANTEE: LEE SAMUEL CHAN						
0859/1136	12/18/1998	WD	Q	V		15,000
GRANTOR: MCCANCE BEVERLY A						
GRANTEE: LEE SAMUEL C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W14 S38 S30 E14 N52 N16 $
UEP=[YR=2024;ORIG=0,0] E8 S16 W8 N16 $
UEP=[YR=2024;ORIG=-14,68] W8 N30 E8 S30 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0681	POLE SHED	0	100	20	10	200.00	SF	10.65	10.65	100	2001	2001	3	27	575	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2001	2001	3	27	3,780	

LAND DESCRIPTION

TOTAL OB/XF 4,355

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS